

ZONING AND BUILDING AGENDA

MAY 6, 2003

THE ZONING BOARD OF APPEALS RECOMMENDATION:

255276 DOCKET #7391 - GUILLERMO CHAVEZ, Owner, 501 Parnell Avenue, Chicago Heights, Illinois 60411, Application (No. SU-02-05; Z02111). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to park semi-trailer trucks in the rear of the property with an existing single family residence in Section 13 of Bloom Township. Property consists of approximately 5 acres located on the east side of Stony Island approximately 1,450 feet north of Joe Orr Road. Intended use: Park semi-trailers on rear of property. **RECOMMENDATION: Please be advised that the subject application has been withdrawn.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIANCES:

259089 DOCKET #7383 – M. TOVCIMAK, Owner, Application: Variation to reduce right interior side yard setback from the minimum required 10 feet to 2.56 feet; and to reduce rear yard setback from the minimum required 5 feet to 2.6 feet for an existing shed in the R-5 Single Family Residence District. The subject property consists of approximately 0.22 of an acre, located on the west side of Glenshire Road, approximately 96 feet south of Glenview Road in Northfield Township. **RECOMMENDATION: That variation application be granted.**

259090 DOCKET #7420 – A. KIJOWSKI, Owner, Application: Variation to reduce right interior side yard setback from the required 10 feet to 8 feet (existing principal) and to reduce left interior side yard setback from the minimum required 10 feet to 6.46 feet (existing accessory) for a room addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the east side of Parkside Avenue, approximately 311.74 feet north of Sanders Road in Maine Township. **RECOMMENDATION: That variation application be granted.**

259091 DOCKET #7422 – HENRYK CONSTRUCTION, Owner, Application: Variation to reduce right interior side yard setback from the minimum required 10 feet to 3 feet and to reduce rear yard setback from the required 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the west side of Lockwood Avenue, approximately 179 feet north of 49th Street in Stickney Township. **RECOMMENDATION: That variation application be granted.**

259092 DOCKET #7424 – J. BANNER, Owner, Application: Variation to reduce rear yard setback from the minimum required 40 feet to 24.9 feet (due to storm water drainage easement boundary) for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 2.29 acres, located on the northwesterly side/corner of the Bates Court cul-de-sac, approximately 280 feet west of 118th Place in Orland Township. **RECOMMENDATION: That variation application be granted.**

259093 DOCKET #7436 – E. BRINKMAN, Owner, Application: Variation to increase the height of the cedar fence required in the front yard (on thru lot) from maximum allowed 3 ft. to 6 ft. (existing) in the R-4 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the north side of Maplewood Road, approximately 477 feet west of Pinetree Road in Northfield Township. **RECOMMENDATION: That variation application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIANCES:

- 259094 DOCKET #7425 – D. SHANGRAW, Owner, Application: Variation to reduce lot area from the minimum required 40,000 square feet to 16,884 square feet (existing); reduce lot width from the minimum required 150 feet to 122 feet (existing); and to reduce left interior side yard setback from the minimum required 10 feet to 7 feet (existing principal); and to reduce corner side yard setback from the minimum required 15 feet to 10 feet for a detached accessory garage on property served by septic and well in the R-5 Single Family Residence District. The subject property consists of approximately 0.39 of an acre, located on the southeast corner of Park Avenue and Dundee Road in Palatine Township. **RECOMMENDATION: That variation application be granted.**
- 259095 DOCKET #7440 – J. DUDLEY, Owner, Application: Variation to reduce the left interior side yard setback from the required 15 feet to 2 feet and reduce the rear yard setback from minimum required 10 feet to 3 feet for an accessory shed (existing), above ground pool, and deck in the R-4 Single Family Residence District. The subject property consists of approximately 1.25 acres located on the east side of Keystone Avenue approximately 209 feet north of Thornwood Avenue in Rich Township. **RECOMMENDATION: That variation application be granted.**
- 259096 DOCKET #7434 – T & C LOFTUS, Owners, Application: Variation to reduce corner side yard setback from the minimum required 25 feet to 7.2 feet (existing); and to reduce distance between principal and accessory structure from the minimum required 10 feet to 6 feet (existing); for a detached garage the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the northeast corner of Thorndale Avenue and Howard Street in Elk Grove Township. **RECOMMENDATION: That variation application be granted.**
- 259097 DOCKET #7435 – ALDERWOOD GROUP, Owner, Application: Variation to increase the size of the sign from the maximum allowed 32 square feet to 64 square feet and to increase height of the sign from the maximum allowed 10 feet to 17 feet for a cemetery identification sign in the R-4 Single Family Residence District. The subject property consists of approximately 156.5 acres, located on the southwest corner of Central Road and Milwaukee Avenue in Maine Township. **RECOMMENDATION: That variation application be granted.**
- 259098 DOCKET #7441 – J. LANDRY, Owner, Application: Variation to increase the height of the sign from maximum allowed 20 feet to 28 feet for an on-site identification sign in the C-4 General Commercial District. The subject property consists of approximately 1.16 acres, located on the northeast side of Rand Road, approximately 820 feet southeast of Lake-Cook Road in Palatine Township. **RECOMMENDATION: That variation application be granted.**
- 259099 DOCKET #7442 – D. NOLL, Owner, Application: Variation to reduce the right interior side yard setback from the minimum required 15 feet to 12 feet (existing), and to reduce the left interior side yard setback from the minimum required 15 feet to 12 feet (existing) for a second story addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.65 of an acre, located on the west side of Elmdale Avenue, approximately 255 feet north of Thornwood Avenue in Northfield Township. **RECOMMENDATION: That variation application be granted.**
- 259100 DOCKET #7443 – M. IQBAL, Owner, Application: Variation to reduce the front yard setback from the minimum required 30 feet to 17 feet (thru lot) for a gas station and car wash in the C-4 General Commercial District. The subject property consists of approximately 1.92 acres, located on the southwest corner of Golf Road and Dee Road in Maine Township. **RECOMMENDATION: That variation application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIANCES:

- 259101 DOCKET #7447 – O. VALENZUELA, Owner, Application: Variation to reduce the right interior side yard setback from the minimum required 10 feet to 6 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the north side of Drummond Place approximately 279 feet east of Mannheim Road in Leyden Township. **RECOMMENDATION: That variation application be granted.**
- 259102 DOCKET #7450 - A. & K. BATTIATO, Owner, Application: Variation to reduce the right interior side yard setback from the minimum required 15 feet to 8.9 feet for a garage addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the south side of 63rd Street, approximately 505 feet east of Edgewood Avenue in the Lyons Township. **RECOMMENDATION: That variation application be granted.**
- 259103 DOCKET #7451 - K. FANTA, Owner, Application: Variation to reduce the corner side yard setback from the required 25 feet to 17 feet (existing principal) for a second story addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.68 of an acre, located on the northeast corner of 55th Place and Laurel Avenue in Lyons Township. **RECOMMENDATION: That variation application be granted.**
- 259104 DOCKET #7422 - HENRYK CONSTRUCTION, Owner, Application: Variation to reduce right interior side yard setback from the minimum required 10 feet to 3 feet and to reduce rear yard setback from the required 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the west side of Lockwood Avenue, approximately 179 feet north of 49th Street in Stickney Township. **RECOMMENDATION: That variation application be granted.**

* The next regularly scheduled meeting is presently set for Tuesday, May 20, 2003.